QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 321790 DEEDQC
11/27/2019 12:26:22 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20191127-0122858

R-CB-19-1709-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF November, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Caprice Craig	New Owner	
(NAME)	(NAME)	**131-03-0-112.00**
1709 Bonner Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS C. FUSSELL**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey **PURSUANT TO FINAL DECREE OF DIVORCE, DOCKET NO. 14D296, IN THE THIRD CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, AT NASHVILLE**, unto **CAPRICE CRAIG (formerly known as Caprice Fussell), unmarried** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Final Plat of Green Hills Subdivision No. 2 of record in Plat Book 547, Page 139, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 37 fronts 75 feet on the Southerly side of Bonner Avenue and runs back between parallel lines 150 feet to a dead line.

Being a portion of the same property conveyed to Thomas C. Fussell and wife, Caprice Fussell by Warranty deed from Don A. Shriver, Executor of the Estate of Attie Gene Shriver of record in Instrument No. 20011108-0123184 Register's Office for Davidson County, Tennessee, dated October 31, 2001 and recorded on November 08, 2001.

The above-described property is not the primary or marital residence of the grantor herein.

This is **improved** property known as: **1709 Bonner Avenue, Nashville, Tennessee 37215**.

Witness my/our hand(s) this the 5th of November, 2019

Thomas C Fussell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THOMAS C. FUSSELL**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of November, 2019.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Caprice Craig
1709 Bonner Avenue
Nashville, TN 37215